

Plan Commission
Initiated by

T Hovel
Drafted by

October 8, 2008
Date

RESOLUTION R-94-08
A RESOLUTION APPROVING AMENDMENT 4 TO ORCHARD POINTE
COMPREHENSIVE DEVELOPMENT PLAN

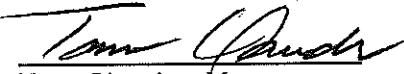
WHEREAS, UW Credit Union has submitted a request to the City to amend the approved Comprehensive Development Plan (CDP) for Orchard Pointe, by a document entitled "Orchard Pointe Comprehensive Development Plan Amendment Four," and

WHEREAS, the Plan Commission has reviewed and recommended approval, with conditions, of amendment four to the comprehensive development plan,


NOW, THEREFORE, BE IT HEREBY RESOLVED that the City Council of the City of Fitchburg herewith approves the amendments to the comprehensive development plan for Orchard Pointe subject to the following conditions:

1. No other permit or approval is waived or deemed satisfied except the approval herein provided.

Adopted by the City Council of the City of Fitchburg this 14th day of October, 2008.


Tom Clauder, Mayor

Approved: October 28, 2008


Linda Cory, City Clerk

Orchard Pointe

Comprehensive Development Plan

Amendment Four

PREPARED FOR

UW Credit Union
c/o PLANNING Design Build, Inc.
901 Deming Way, Suite 102
Madison, WI

PREPARED BY

JSD *Professional Services, Inc.*

• Engineers • Surveyors • Planners

161 Horizon Drive, Suite 101
Verona, WI

Project 08-3348
September 16, 2008

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- B. Table 1 Development Parameters (with Final Plat Lot #s)
- C. Comparison Table
- D. Traffic Projection Reference Sources

Introduction/Background/Chronology

The Orchard Pointe Comprehensive Development Plan (CDP) was adopted by the City of Fitchburg in April 2006 after extensive public review and discussion. The CDP established the framework for the commercial development of approximately 120 acres located in the southwest quadrant of the McKee Road x Verona Road intersection.

The Plan addressed various development issues and established parameters for land use, zoning, public improvements, architectural character, traffic circulation, storm water management and open space preservation.

During the course of discussion on the CDP, the City and the property owners acknowledged that the sequence of development in this area would require revision and amendment in order to incorporate final building designs, property assembly, land uses, rezoning and land divisions that had not been completed or contemplated at the time of the initial CDP was approved.

This amendment is the fourth amendment of the CDP and focuses on Lot 1 of Certified Survey Map 11969. This portion of Orchard Pointe is part of the original “outlot” parcels that were created in front of the Super Target site in the development.

Orchard Pointe Chronology

2002 through 2005	General planning.
April 2006	Orchard Pointe Comprehensive Development Plan (CDP) approved.
July 2006	Rezoning of Orchard Pointe approved (Ord.# 2006-O-17) and (Ord.# 2006-O-18)
September 2006	Super Target Store site plan and land division approved.
January 2007	Orchard Pointe CDP Amendment One – Relating to lands east of Fitchrona Road, the re-alignment of Hardrock Road (Orchard Pointe II Preliminary Plat), and the Rezoning of McKee Road frontage easterly from Fitchrona Road approved (Ord.# 2007-O-05) Relating to Lots 1, 2, 3, 4 and 7 Orchard Pointe II Preliminary Plat.
January 2008	Orchard Pointe CDP Amendment Two – Relating to uses and open space for Phase One of <i>The Shops at Orchard Pointe</i> .
July 2008	Orchard Pointe CDP Amendment Three – Relating to uses and open space for Phase Two of <i>The Shops at Orchard Pointe</i> .

General Description

The initial Orchard Pointe CDP planned for the development of a 5,000 SF (square foot) bank with 4 drive-thru lanes on the lot located in the extreme northwest corner of the project area (Lot 1 of CSM 11969). This CDP amendment is required because the final architectural design for the proposed building exceeds the original projection by 410 square feet. A copy of the Orchard Pointe Final Plat and the Proposed UW Credit Union Site Plan are included for reference as Attachment A.

Other aspects of the development this lot will be consistent with the Orchard Pointe CDP, as amended, inclusive of the architectural guidelines, which continue to be applicable to this location.

Development parameters relating to zoning, building size, parking, open space, and traffic generation are summarized in Table 1 “Development Parameters”. See Attachment B.

Sequence of Development Approvals

1. CDP Amendment.
2. Conditional Use Permit for proposed use/tenants as needed.
3. Conditional Use Permit review of site plan and Architectural Review of individual development sites.

Land Use Development and Zoning

No changes are proposed in the Orchard Pointe CDP Land Use Plan and Zoning relating to Lot 1 of CSM 11969. Lot 1 will be used for commercial purposes and has a B-G Business General zoning designation.

Lot 1 of CSM 11969 is the second outlot area to be developed north of the Super Target Store. The proposed credit union is a 5,410 square foot building with four drive-thru lanes [This CDP Amendment has been rounded up to 5,500 SF to accommodate any last minute design changes and to provide administrative flexibility].

Effect of the Proposed CDP Amendment Four

Attachment C is a table comparing the proposed Amendment 4 with the development parameters of the current approved CDP.

Parking. City ordinance requires a **minimum** of 18 parking stalls for the proposed credit union. A **maximum** of 25 stalls is permitted by the formula in the approved CDP in order to limit the total impervious area. The UW Credit Union site plan is proposing 25 vehicle stalls and 7 bicycle stalls.

Traffic Generation and Circulation. The approval of the initial Orchard Pointe CDP included a provision that the projected traffic impacts of future land uses would need to be generally consistent with, **but could not exceed**, the vehicle trip generation projections which were included in the Traffic Impact Analysis report and supplemental information prepared by Strand and Associates, and RLK Engineering. These projections and the anticipated vehicle trips for the various uses and building sizes in Orchard Pointe have been included in Table 1 in order to monitor the potential impacts of this development. For reference, copies of the Strand Associates and RLK Engineering information is included as Attachment D

The proposed change in building size does not impact the project traffic generation from Lot 1 of CSM 11969 since the traffic projection algorithm for financial institutions (banks and credit unions) is based on the number of drive-thru lanes and not on building size.

Open Space Preservation. Orchard Pointe is required by the approved CDP to have at least 35% of the total area to be open space. This goal is achieved by the requirement that each lot, at a minimum, maintain at least 20% of its area as pervious open space, with additional open space provided in the permanently preserved non-developable outlots located throughout the development. It was anticipated in the Orchard Pointe CDP that as site plans are finalized, some lots may either be required to add additional area or to secure an "interest" in the permanently preserved open space in the designated outlots within the Plat in order to achieve the required 35% open space.

All of the lots within parcel 100 of the original CDP were permitted to develop up to 80% impervious area since the original property owner (Wingra Stone) had permanently preserved sufficient open space areas in the wooded outlots near Nesbitt Road. The proposed credit union site plan indicates that only 48% of the site will be impervious area (over half of the site is open space).

Storm Water Management. This amendment does not propose any changes relating to the approved stormwater management design for Orchard Pointe. All of the lands in this portion of the project drain to the stormwater detention and infiltration basin located on Nesbitt Road. Consequently, these lots only need to satisfy City parking lot oil and grease treatment requirements. The proposed credit union site includes a 400+/- SF infiltration-treatment basin as part of the sites' landscaping improvements.

Attachment A

All of Lots 4 through 7, and part of Lots 2 and 3 of Nesbitt Heights, also all of Lots 2 and 4, Certified Survey Map Number 11969, ALSO lands located in all quarters of the Northwest Quarter and in the Northwest Quarter of the Southwest Quarter all in Section 7, Township 6 North, Range 9 East, City of Fitchburg, also lands located in the Northeast Quarter of the Southeast Quarter of Section 12, Township 6 North, Range 8 East, City of Fitchburg, all located in Dane County, Wisconsin.

- 3/4" SOLID ROUND IRON REBAR FOUND
- 1 1/4" SOLID ROUND IRON REBAR FOUND
- ⊙ 1" INSIDE DIAMETER IRON PIPE FOUND, UNLESS OTHERWISE NOTED
- ▲ MAG NAIL FOUND
- △ MAG NAIL SET
- 1-1/4" x 24" SOLID IRON ROD SET, WT. 4.33 lbs./ft. ALL OTHER LOT AND OUTLET CORNERS MARKED BY A 3/4" x 24" SOLID IRON ROD SET, WT. 1.50 lbs./ft.

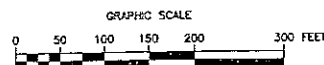
() INDICATES RECORDED AS

CORPORATE LIMITS

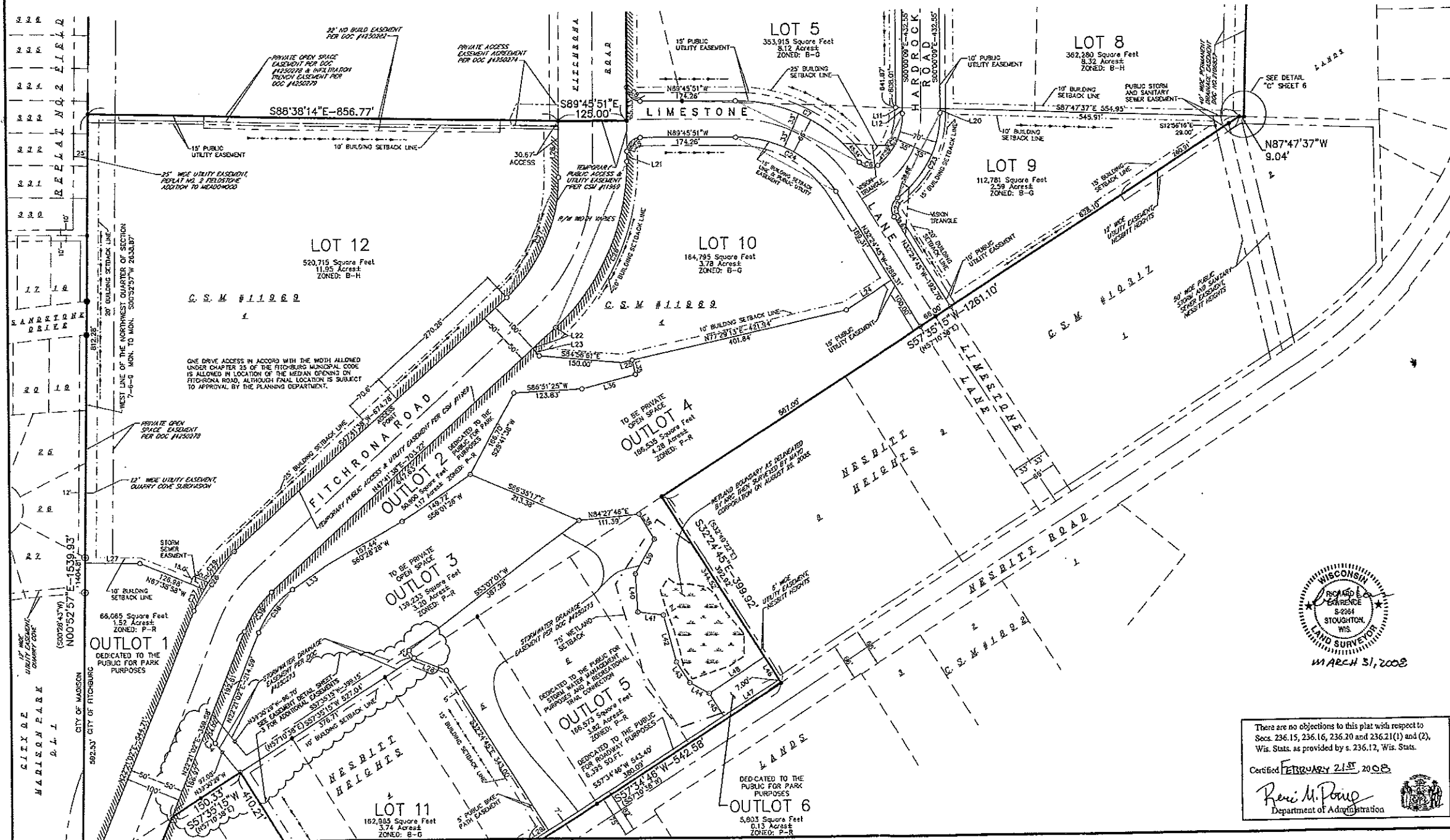
////// INDICATES NO ACCESS

SEE SHEET 3 FOR LINE TABLE & CURVE TABLE.

SEE SHEET 6 FOR ADDITIONAL NOTES, DETAILS & LOT 1 & 2 IMPROVEMENTS.



1" = 100 FEET



There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified FEBRUARY 21ST 2008

Rene M. Poirer
Department of Administration

600 Grand Canyon Drive
Madison, WI 53719
(608) 833-0628
(608) 833-0746 (fax)



MAYCO
CORPORATION

REVISION	DATE
Let configuration & numbering	06/11/02
City of Flushing comments	12/06/02
City of Flushing comments	01/02/03
City of Flushing comments (Zoning, Conditions)	01/22/03
Post Review comments	02/15/03

FINAL PLAT OF
ORCHARD POINTE
Wingra Stone Company
City of Fitchburg, Dane County, Wisconsin

PLOT DATE: FEBRUARY 11, 2007 TIME: 2:00 PM
LAYOUT: SHEET 2
LAYER NAME: SHEET 2
DRAWN BY: S Koffman, J Jacoby
REVIEWED BY: R Lawrence

PREPARED FOR :
Wingra Stone Company
PO Box 442B+
Madison, WI 53744-4284
telephone number

LM-04-02

Sheet 2 of

ORCHARD POINTE

All of Lots 4 through 7, and part of Lots 2 and 3 of Nesbitt Heights, also all of Lots 2 and 4, Certified Survey Map Number 11969, ALSO lands located in all quarters of the Northwest Quarter and in the Northwest Quarter of the Southwest Quarter all in Section 7, Township 6 North, Range 9 East, City of Fitchburg, also lands located in the Northeast Quarter of the Southeast Quarter of Section 12, Township 6 North, Range 8 East, City of Fitchburg, all located in Dane County, Wisconsin.



LEGEND AND NOTES

- 3/4" SOLID ROUND IRON REBAR FOUND
- 1 1/4" SOLID ROUND IRON REBAR FOUND
- 1" INSIDE DIAMETER IRON PIPE FOUND, UNLESS OTHERWISE NOTED
- MAG NAIL FOUND
- MAG NAIL SET
- 1-1/4" X 24" SOLID IRON ROD SET, WT. 4.30 lbs./ft. ALL OTHER LOT AND OUTLOT CORNERS MARKED BY A 3/4" X 24" SOLID IRON ROD SET, WT. 1.50 lbs./ft.

() INDICATES RECORDED AS
CORPORATE LIMITS
INDICATES NO ACCESS
DRAINAGE ARROW

LINE TABLE

NUMBER	DIRECTION	DISTANCE	NUMBER	DIRECTION	DISTANCE
L1	S0105°32'W	48.04'	L25	N77°28'13"E	20.10'
L2	N89°38'11"W	7.54'	L26	S001°40'W	102.47'
L3	S01°21'41"W	88.33'	L27	N89°07'03"W	99.93'
L4	N88°38'19"W	31.50'	L28	S88°46'08"E	60.09'
L5	S01°21'41"W	88.50'	L29	S57°34'45"W	43.40'
L6	N88°38'19"W	31.50'	L30	S53°20'47"W	10.20'
L7	S01°21'41"W	87.31'	L31	S22°21'02"W	13.75'
L8	S88°22'21"E	78.12'	L32	S37°18'50"W	78.60'
L9	N46°00'54"E	8.97'	L33	S55°28'08"W	76.72'
L10	S45°08'28"E	98.33'	L34	N39°30'29"W	28.35'
L11	S87°47'37"E	13.01'	L35	S12°30'47"E	26.47'
L12	S00°00'09"E	10.63'	L36	S75°23'52"W	101.60'
L13	S44°51'31"W	100.26'	L37	S32°24'45"E	16.25'
L14	N45°08'29"W	87.11'	L38	S30°28'18"E	53.00'
L15	N88°06'05"W	33.10'	L39	S29°13'02"W	71.69'
L16	S01°20'35"W	63.77'	L40	S03°20'05"E	69.31'
L17	N62°37'11"W	84.15'	L41	S82°34'13"E	46.76'
L18	S87°38'17"E	11.35'	L42	S15°08'17"E	87.88'
L19	S44°51'31"W	100.26'	L43	S33°12'47"E	44.15'
L20	N00°00'09"W	7.93'	L44	S61°19'30"E	40.25'
L21	S001°40'W	103.37'	L45	N32°25'14"W	48.40'
L22	S47°41'35"W	55.59'	L46	S32°24'45"E	148.40'
L23	S35°56'16"E	17.71'	L47	N57°34'46"E	119.91'
L24	N57°35'15"E	100.00'	L48	S57°34'46"W	119.92'

CURVE TABLE

NO.	Tangent Bearing			Chord Bearing			Radius			Central Angle			Tangent Bearing OUT			Chord Length			Area Length			Lot No.
	dir	gr	mn	dir	gr	mn	dir	gr	mn	dir	gr	mn	dir	gr	mn	dir	gr	mn	dir	gr	mn	
C1	S	62	40	N	28	15	S	62	40	N	28	15	449	89	45	N	51	0	N	42	35	Lot 3 & 4
C2	N	63	70	E	86	38	S	89	43	S	54.5	123.00	7	13	21.0	45	8	29.0	S	143.49	155.29	Lot 5
C3	N	63	40	E	86	38	S	89	43	S	54.5	123.00	6	37	41.0	70	18	36.0	S	143.49	155.29	Lot 6
C4	N	70	0	S	76	58	S	76	58	S	76	58	112.00	53	48	0	53	57	S	104.36	108.34	Lot 7
C5	S	62	55	N	27	43	S	62	55	N	27	43	449	89	45	N	51	0	N	42	35	Lot 8
C6	S	62	55	N	27	43	S	62	55	N	27	43	449	89	45	N	51	0	N	42	35	Lot 9
C7	S	62	55	N	27	43	S	62	55	N	27	43	449	89	45	N	51	0	N	42	35	Lot 10
C8	S	62	55	N	27	43	S	62	55	N	27	43	449	89	45	N	51	0	N	42	35	Lot 11
C9	S	62	55	N	27	43	S	62	55	N	27	43	449	89	45	N	51	0	N	42	35	Lot 12
C10	S	62	55	N	27	43	S	62	55	N	27	43	449	89	45	N	51	0	N	42	35	Lot 13
C11	S	62	55	N	27	43	S	62	55	N	27	43	449	89	45	N	51	0	N	42	35	Lot 14
C12	S	62	55	N	27	43	S	62	55	N	27	43	449	89	45	N	51	0	N	42	35	Lot 15
C13	S	62	55	N	27	43	S	62	55	N	27	43	449	89	45	N	51	0	N	42	35	Lot 16
C14	S	62	55	N	27	43	S	62	55	N	27	43	449	89	45	N	51	0	N	42	35	Lot 17
C15	S	62	55	N	27	43	S	62	55	N	27	43	449	89	45	N	51	0	N	42	35	Lot 18
C16	S	62	55	N	27	43	S	62	55	N	27	43	449	89	45	N	51	0	N	42	35	Lot 19
C17	S	62	55	N	27	43	S	62	55	N	27	43	449	89	45	N	51	0	N	42	35	Lot 20
C18	S	62	55	N	27	43	S	62	55	N	27	43	449	89	45	N	51	0	N	42	35	Lot 21
C19	S	62	55	N	27	43	S	62	55	N	27	43	449	89	45	N	51	0	N	42	35	Lot 22
C20	S	62	55	N	27	43	S	62	55	N	27	43	449	89	45	N	51	0	N	42	35	Lot 23
C21	S	62	55	N	27	43	S	62	55	N	27	43	449	89	45	N	51	0	N	42	35	Lot 24
C22	S	62	55	N	27	43	S	62	55	N	27	43	449	89	45	N	51	0	N	42	35	Lot 25
C23	S	62	55	N	27	43	S	62	55	N	27	43	449	89	45	N	51	0	N	42	35	Lot 26
C24	S	62	55	N	27	43	S	62	55	N	27	43	449	89	45	N	51	0	N	42	35	Lot 27
C25	S	62	55	N	27	43	S	62	55	N	27	43	449	89	45	N	51	0	N	42	35	Lot 28
C26	S	62	55	N	27	43	S	62	55	N	27	43	449	89	45	N	51	0	N	42	35	Lot 29
C27	S	62	55	N	27	43	S	62	55	N	27	43	449	89	45	N	51	0	N	42	35	Lot 30
C28	S	62	55	N	27	43	S	62	55	N	27	43	449	89	45	N	51	0	N	42	35	Lot 31
C29	S	62	55	N	27	43	S	62	55	N	27	43	449	89	45	N	51	0	N	42	35	Lot 32
C30	S	62	55	N	27	43	S	62	55	N	27	43	449	89	45	N	51	0	N	42	35	Lot 33
C31	S	62	55	N	27	43	S	62	55	N	27	43	449	89	45	N	51	0	N	42	35	Lot 34
C32	S	62	55	N	27	43	S	62	55	N	27	43	449	89	45	N	51	0	N	42	35	Lot 35
C33	S	62	55	N	27	43	S	62	55	N	27	43	449	89	45	N	51	0	N	42	35	Lot 36
C34	S	62	55	N	27	43	S	62	55	N	27	43	449	89	45	N	51	0	N	42	35	Lot 37
C35	S	62	55	N	27	43	S	62	55	N	27	43	449	89	45	N	51	0	N	42	35	Lot 38
C36	S	62	55	N	27	43	S	62	55	N	27	43	449	89	45	N	51	0	N	42	35	Lot 39
C37	S	62	55	N	27	43	S	62	55	N	27	43	449	89	45	N	51	0	N	42	35	Lot 40
C38	S	62	55	N	27	43	S	62	55	N	27	43	449	89	45	N	51	0	N	42	35	Lot 41
C39	S	62	55	N	27	43	S	62	55	N	27	43	449	89	45	N	51	0	N	42	35	Lot 42
C40	S	62	55	N	27	43	S	62	55	N	27	43	449	89	45	N	51	0	N	42	35	Lot 43
C41	S	62	55	N	27	43	S	62	55	N	27	43	449	89	45	N	51	0	N	42	35	Lot 44
C42	S	62	55	N	27	43	S	62	55	N	27	43	449	89	45	N	51	0	N	42	35	Lot 45
C43	S	62	55	N	27	43	S	62	55	N	27	43	449	89	45	N	51	0	N	42	35	Lot 46
C44	S	62	55	N	27	43	S	62	55	N	27	43	449	89	45	N	51	0	N	42	35	Lot 47
C45	S	62	55	N	27	43	S	62	55	N	27	43	449	89	45	N	51	0	N	42	35	Lot 48
C46	S	62	55	N	27	43	S	62	55	N	27	43	449	89	45	N	51	0	N	42	35	Lot 49
C47	S	62	55	N	27	43	S	62	55	N	27	43	449	89	45	N	51	0	N	42	35	Lot 50
C48	S	62	55	N	27	43	S	62	55	N	27	43	449	89	45	N	51	0	N	42	35	Lot 51
C49	S	62	55	N	27	43	S	62	55	N	27	43	449	89	45	N	51	0	N	42	35	Lot 52
C50	S	62	55	N	27	43	S	62	55	N	27	43	449	89	45	N	51	0	N	42	35	Lot 53
C51	S	62	55	N	27	43	S	62	55	N	27	43	449	89	45	N	51	0	N	42	35	Lot 54
C52	S	62	55	N	27	43	S	62	55	N	27	43	449	89	45	N	51	0	N	42	35	Lot 55
C53	S	62	55	N	27	43	S	62	55	N	27	43	449	89	45	N	51	0	N	42	35	Lot 56
C54	S	62	55	N	27	43	S	62	55	N	27	43	449	89	45	N	51	0	N	42	35	Lot 57
C55	S	62	55	N	27	43	S	62	55	N	27	43	449	89	45	N	51	0	N	42	35	Lot 58
C56	S	62	55	N	27	43	S	62	55	N	27	43	449	89	45	N	51	0	N	42	35	Lot 59
C57	S	62	55	N	27	43	S	62	55	N	27	43	449	89	45	N	51	0	N	42	35	Lot 60
C58	S	62	55	N	27	43	S	62	55	N	27	43	449	89	45	N	51	0	N	42	35	Lot 61
C59	S	62	55	N	27	43	S	62	55	N	27	43	449	89	45	N	51	0	N	42	35	Lot 62
C60	S	62	55	N	27	43	S	62	55	N	27	43	449	89	45	N	51	0	N	42	35	Lot 63
C61	S	62	55	N	27	43	S	62	55	N	27	43	449	89	45	N	51	0	N	42	35	Lot 64
C62	S	62	55	N	27	43	S	62	55	N	27	43	449	89	45	N	51	0	N	42	35	Lot 65
C63	S	62	55	N	27	43	S	62	55	N	27	43	449	89	45	N	51	0	N	42	35	Lot 66
C64	S	62	55	N	27	43	S	62	55	N	27	43	449	89	45	N	51	0	N	42	35	Lot 67
C65	S	62	55	N	27	43	S	62	55	N	27	43	449	89	45	N	51	0	N	42	35	Lot 68
C66	S	62	55	N	27	43	S	62	55	N	27	43	449	89	45	N	51	0	N	42	35	Lot 69
C67	S	62	55	N	27	43	S	62	55	N	27	43	449	89	45	N	51	0	N	42	35	Lot 70
C68	S	62	55	N	27	43	S	62	55	N	27	43	449	89	45	N	51	0	N	42	35	Lot 71
C69	S	62	55	N	27	43	S	62	55	N	27	43	449	89	45	N	51	0	N	42	35	Lot 72
C70	S	62	55	N	27	43	S	62	55	N	27	43	449	89	45	N	51	0	N	42	35	Lot 73
C71	S	62	55	N	27	43	S	62	55	N	27	43	449	89	45	N	51	0	N	42	35	Lot 74
C72	S	62	55	N	27	43	S	62	55	N	27	43	449	89	45	N	51	0	N	42	35	Lot 75
C73	S	62	55	N	27	43	S	62	55	N	27	43	449	89	45	N	51	0	N	42	35	Lot 76
C74	S	62	55	N	27	43	S	62	55	N	27	43	449	89	45	N	51	0	N	42	35	Lot 77
C75	S	62	55	N	27	43	S	62	55	N	27	43	449	89	45	N	51	0	N	42	35	Lot 78
C76	S	62	55	N	27	43	S	62	55	N	27	43	449	89	45	N	51	0	N	42	35	Lot 79
C77	S	62	55	N	27	43	S	62	55	N	27	43	449	89	45	N	51	0	N	42	35	Lot 80
C78	S	62	55	N	27	43	S	62	55	N	27	43	449	89	45	N	51	0	N	42	35	Lot 81
C79	S	62	55</																			

ORCHARD POINTE

All of Lots 4 through 7, and part of Lots 2 and 3 of Nesbitt Heights, also all of Lots 2 and 4, Certified Survey Map Number 11969, ALSO lands located in all quarters of the Northwest Quarter and in the Northwest Quarter of the Southwest Quarter all in Section 7, Township 6 North, Range 9 East, City of Fitchburg, also lands located in the Northeast Quarter of the Southeast Quarter of Section 12, Township 6 North, Range 8 East, City of Fitchburg, all located in Dane County, Wisconsin.

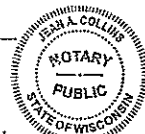
OWNER'S CERTIFICATE OF DEDICATION

Wingro Stone Company, duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said corporation caused the land described on this plat to be surveyed, divided, mapped and dedicated as represented on this plat. Wingro Stone Company, does further certify that this plat is required by s.236.10 and s.236.12 to be submitted to the following for approval or objection:

- Department of Administration
- Common Council, City of Fitchburg
- Dane County Zoning and Natural Resources Committee

IN WITNESS WHEREOF, the said Wingro Stone Company, has caused these presents to be signed on this 9 day of March, 2008.

Robert M. Shea
Robert M. Shea, President



STATE OF WISCONSIN }
Dane County }

Personally came before me this 3rd day of March, 2008, the above named Robert M. Shea, President to me known to be the persons who executed the foregoing instrument and acknowledged the same.

Jean A. Collins

Notary Public, Wisconsin

My commission expires Oct. 25, 2009

CONSENT OF MORTGAGEE

The Greenwoods State Bank, a banking association duly organized and existing under and by virtue of the laws of the State of Wisconsin, mortgagee of the above described land, does hereby consent to the surveying, dividing, mapping and dedicating of the land described on this plat and does hereby consent to the Owner's Certificate.

IN WITNESS WHEREOF, the said The Greenwoods State Bank, has caused these presents to be signed by Michael Weber, its President at Lake Mills, Wisconsin. This 25th day of March, 2008.

The Greenwoods State Bank

Signed Michael Weber
Michael Weber, President

State of Wisconsin }
County of } ss.

Personally came before me this 25 day of March, 2008. Michael Weber of the above named banking association, to me known to be the person who executed the foregoing instrument, and to me known to be such President of said banking association, and acknowledged that he executed the foregoing instrument as such officer as the deed of said banking association, by its authority.

Carol L. Meyer
Notary Public, Wisconsin

My Commission expires: is permanent

Carol L. Meyer
Notary Public
State of Wisconsin

SURVEYOR'S CERTIFICATE

I, Richard S. Lawrence, Registered Land Surveyor, hereby certify: that in full compliance with the provisions of Chapter 236 of the Wisconsin State Statutes and the Land Division Ordinances of the City of Fitchburg and under the direction of the owners of said land, I have surveyed, divided and mapped the plat of ORCHARD POINTE; that such plat correctly represents all exterior boundaries and the subdivision of the lands surveyed, the boundary of which is described as follows:

All of Lots 4 through 7, and part of Lots 2 and 3, Nesbitt Heights, as recorded in Volume 55-58 of Plats on pages 10 and 11, as Document No. 1949108, Dane County Registry, also all of Lots 2 and 4, Certified Survey Map Number (C.S.M. # 11969), as recorded in Volume 73 on pages 278 thru 285, as Document No. 4249461, Dane County Registry, ALSO lands located in all quarters of the Northwest Quarter and in the Northwest Quarter of the Southwest Quarter, all in Section 7, Township 6 North, Range 9 East, City of Fitchburg, lands located in the Northeast Quarter of the Southeast Quarter of Section 12, Township 6 North, Range 8 East, now in the City of Fitchburg, all located in Dane County, Wisconsin, more fully described as follows:

Commencing at the Northwest corner of the Northwest Quarter of said Section 7; thence South 00 degrees 02 minutes 57 seconds West, 60.00 feet along the West line of the Northwest Quarter of said Section 7 to the Southerly right-of-way line of County Trunk Highway "PD" (aka McKee Road); thence along the Southerly right-of-way line of County Trunk Highway "PD" the following courses:

1. South 88 degrees 54 minutes 10 seconds East, 313.03 feet, to the POINT OF BEGINNING;
2. thence South 88 degrees 54 minutes 10 seconds East, 499.18 feet;
3. thence South 51 degrees 17 minutes 05 seconds East, 15.58 feet;
4. thence South 13 degrees 40 minutes 06 seconds East, 10.93 feet;
5. thence South 88 degrees 12 minutes 21 seconds East, 8.08 feet to the Westerly right-of-way line of Fitchburg Road and REFERENCE POINT "A";
6. thence South 88 degrees 12 minutes 21 seconds East, 134.91 feet to the Easterly right-of-way line of Fitchburg Road and REFERENCE POINT "B";
7. thence South 88 degrees 12 minutes 21 seconds East, 81.12 feet;
8. thence South 88 degrees 05 minutes 05 seconds East, 441.98 feet;
9. thence South 87 degrees 38 minutes 17 seconds East, 253.45 feet;
10. thence North 01 degrees 45 minutes 21 seconds East, 3.47 feet;
11. thence South 58 degrees 12 minutes 21 seconds East, 213.32 feet to the point of a non-tangential curve and the end of the course along the Southerly right-of-way line of County Trunk Highway "PD";

thence 27.78 feet, along the arc of a curve to the right, through a central angle of 05 degrees 25 minutes 38 seconds, with a radius of 293.06 feet, and a chord bearing South 56 degrees 23 minutes 01 seconds East, 27.75 feet to a point of reverse curvature; thence 148.40 feet, along the arc of a curve to the left, through a central angle of 22 degrees 03 minutes 23 seconds, with a radius of 383.09 feet, and a chord bearing South 64 degrees 44 minutes 33.5 seconds East, 148.48 feet (C14) to the Westerly line of Lot 1 of C.S.M. # 1049; thence South 01 degrees 50 minutes 35 seconds West, 210.18 feet along the Westerly line of Lot 1 of C.S.M. # 1049; thence South 88 degrees 04 minutes 18 seconds East, 10.00 feet; thence South 01 degrees 50 minutes 35 seconds West, 704.17 feet to the Easterly extension of the Northerly line of Lot 4 of C.S.M. # 11969 and the Northerly line of Lot 2 of C.S.M. # 10317; thence North 87 degrees 47 minutes 37 seconds West, 9.04 feet along the Easterly extension of the Northerly line of Lot 4 of C.S.M. # 11969 and the Northerly line of Lot 2 of C.S.M. # 10317 to a Southerly line of Lot 4 of C.S.M. # 11969; thence South 57 degrees 35 minutes 15 seconds West, 1251.10 feet along a Southerly line of said C.S.M. # 11969 to the Northwest corner of Lot 8 of said Nesbitt Heights; thence South 32 degrees 24 minutes 45 seconds East, 399.92 feet along the West line of Lot 8 of said Nesbitt Heights to the Northerly right-of-way line of Nesbitt Road; thence South 57 degrees 34 minutes 40 seconds West, 542.58 feet along the Northerly right-of-way line of said Nesbitt Road to a point of curvature; thence 229.63 feet continuing along the Northerly right-of-way line of said Nesbitt Road and along the arc of a curve to the left, through a central angle of 02 degrees 17 minutes 00 seconds, with a radius of 5762.58 feet, and a chord bearing South 56 degrees 28 minutes 45 seconds West, 229.63 feet (C41) to a point of tangency; thence South 55 degrees 18 minutes 15 seconds West, 141.46 feet continuing along the Northerly right-of-way line of said Nesbitt Road to a line that is parallel to and 65.45 feet East of the West line of Lot 3 of said Nesbitt Heights; thence North 32 degrees 24 minutes 45 seconds West, 410.21 feet along a line parallel to and 65.45 feet East of the West line of Lot 3 of said Nesbitt Heights to the Northerly line of Lot 3 of said Nesbitt Heights; thence South 57 degrees 35 minutes 15 seconds West, 150.33 feet along the North line of Lot 2 and 3 of said Nesbitt Heights; thence South 22 degrees 21 minutes 02 seconds West, 105.21 feet to a line that is parallel to and 50.00 feet East of the West line of Lot 2 of said Nesbitt Heights; thence South 32 degrees 24 minutes 45 seconds East, 358.93 feet along a line parallel to and 50.00 feet East of the West line of Lot 2 of said Nesbitt Heights to the Northerly right-of-way line of said Nesbitt Road; thence South 55 degrees 18 minutes 15 seconds West, 193.18 feet along the Northerly right-of-way line of said Nesbitt Road to a point of curvature; thence 195.91 feet continuing along the Northerly right-of-way line of said Nesbitt Road and along the arc of a curve to the left, through a central angle of 01 degree 57 minutes 28 seconds, with a radius of 5762.58 feet, and a chord bearing South 54 degrees 19 minutes 31 seconds West, 195.90 feet (C42) to the Southwest corner of Lot 4 of said C.S.M. # 11969, also being a point on the West line of the Southwest Quarter of said Section 7; thence South 01 degrees 00 minutes 37 seconds West, 38.85 feet along the West line of the Southwest Quarter of said Section 7 to the current centerline of said Nesbitt Road; thence South 51 degrees 11 minutes 37 seconds West, 306.66 feet along the current centerline of said Nesbitt Road; thence North 38 degrees 49 minutes 23 seconds West, 758.35 feet to the Southerly line of Outlot 1, Quarry Cove, as recorded in Volume 57-165A of Plats on Pages 693-694, as Document No. 3272825, Dane County Registry; thence North 89 degrees 57 minutes 56 seconds East, 721.43 feet along the Southerly line of Outlot 1 of said Quarry Cove to the West Quarter Corner of said Section 7; thence North 00 degrees 52 minutes 57 seconds East, 1539.03 feet along the West line of the Northwest Quarter of said Section 7 to the Southerly line of Lot 3 of said C.S.M. # 11969; thence South 88 degrees 38 minutes 14 seconds East, 856.77 feet along the Southerly line of Lot 3 of said C.S.M. # 11969 to the Westerly right-of-way line of said Fitchburg Road; thence South 89 degrees 45 minutes 51 seconds East, 125.00 feet to the Easterly right-of-way line of closed Fitchburg Road; thence North 00 degrees 14 minutes 00 seconds East, 1019.33 feet along the Easterly right-of-way line of said Fitchburg Road to REFERENCE POINT "B"; thence North 88 degrees 12 minutes 21 seconds West, 154.91 feet to the Westerly right-of-way line of said Fitchburg Road and REFERENCE POINT "A"; thence South 43 degrees 53 minutes 06 seconds East, 14.14 feet along the Westerly right-of-way line of Fitchburg Road; thence South 00 degrees 14 minutes 00 seconds West, 318.13 feet continuing along the Westerly right-of-way line of said Fitchburg Road to the Southerly line of Lot 2 of said C.S.M. # 11969; thence North 89 degrees 36 minutes 20 seconds West, 41.64 feet along the Southerly line of Lot 2 of said C.S.M. # 11969 to a point of non-tangential curve; thence 234.50 feet continuing along the Southerly line of Lot 2 of said C.S.M. # 11969 and along the arc of a curve to the right, through a central angle of 22 degrees 23 minutes 35 seconds, with a radius of 600.00 feet, and a chord bearing North 78 degrees 24 minutes 20.5 seconds West, 235.91 feet (C43) to a point of tangency; thence North 87 degrees 12 minutes 33 seconds West, 227.58 feet along the Southerly line of Lot 2 of said C.S.M. # 11969 to a point of curvature; thence 57.70 feet continuing along the Southerly line of Lot 2 of said C.S.M. # 11969 and along the arc of a curve to the left, through a central angle of 18 degrees 31 minutes 50 seconds, with a radius of 200.00 feet, and a chord bearing North 75 degrees 28 minutes 28 seconds West, 57.50 feet (C44) the Southwest corner of Lot 2 of said C.S.M. # 11969; thence North 01 degrees 21 minutes 58 seconds East, 208.83 feet along the Westerly line of Lot 2 of said C.S.M. # 11969 to the POINT OF BEGINNING.

Said parcel contains 3,467,870 square feet or 79.61 acres, more or less.

Dated this 31st day of MARCH, 2008.

Signed Richard S. Lawrence
Richard S. Lawrence
Professional Land Surveyor S-2364



There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified FEBRUARY 21st 2008

Reinhold Pong
Department of Administration



CERTIFICATE OF COUNTY TREASURER

State of Wisconsin }
County of Dane }

I, Dave Gavenda, being the duly elected, qualified and acting treasurer of the County of Dane, do hereby certify that the records in my office show no unredeemed tax sales and no unpaid taxes or unpaid special assessments as of this May day of 2008, affecting the lands included in the plat of ORCHARD POINTE.

5/6/08
Date

Dave Gavenda
Dave Gavenda, County Treasurer

CERTIFICATE OF CITY TREASURER

State of Wisconsin }
County of Dane }

I, Nancy Saberg, being the duly elected, qualified and acting City Treasurer of the City of Fitchburg, do hereby certify that in accordance with the records in my office, there are no unpaid taxes or unpaid special assessments as of this April day of 2008, on any of the lands included in the plat of ORCHARD POINTE.

4/16/08
Date

Nancy Saberg
Nancy Saberg, City Treasurer

CERTIFICATE OF CITY CLERK

State of Wisconsin }
County of Dane }

RESOLVED that this plat known as ORCHARD POINTE, located in the City of Fitchburg was hereby approved by resolution No. R-11-08, its number 2008, adopted on this 24th day of January, 2008, and further resolved that the conditions of said approval were fulfilled on this 24th day of January, 2008, and that said resolution further provided for the acceptance of those lands and rights dedicated by said plat of ORCHARD POINTE for public use.

4-24-2008
Date

Linda J. Cory
Linda J. Cory, City Clerk

State of Wisconsin }
County of Dane }

I, Linda J. Cory, Clerk of the City of Fitchburg, Dane County, hereby certify that the city council has resolved that public sewer will be made available to all lots in the plat of ORCHARD POINTE before buildings are occupied and that private sewerage facilities are prohibited.

Linda J. Cory
Linda J. Cory, City Clerk

VOL 27-0744 PL 173 PAGE 250

400 Grand Canyon Drive
Madison, WI 53719
(608) 833-0746 (fax)

WINGRO STONE
CORPORATION

DATE	REVISION
09/11/07	1st configuration & numbering
12/03/07	City of Fitchburg comments
01/27/08	City of Fitchburg comments
02/07/08	City of Fitchburg comments (Using Guidelines)
02/07/08	Final Review Comments

FINAL PLAT OF
ORCHARD POINTE
Wingro Stone Company
City of Fitchburg, Dane County, Wisconsin

PLOT DATE: FEBRUARY 11, 2007 TIME: 2:00 PM
LAYOUT: SHEET 4
LAYER NAME: SHEET_4
DRAWN BY: S. Kistner, J. Jacoby
FILE PATH: M:\11-08-08\PLAT-1.dwg

PREPARED FOR:
Wingro Stone Company
400 Grand Canyon Drive
Madison, WI 53714-4284
Telephone number
for

LM-04-02

Sheet 4 of 6

ORCHARD POINTE

All of Lots 4 through 7, and part of Lots 2 and 3 of Nesbitt Heights, also all of Lots 2 and 4, Certified Survey Map Number 11969, ALSO lands located in all quarters of the Northwest Quarter and in the Northwest Quarter of the Southwest Quarter all in Section 7, Township 6 North, Range 9 East, City of Fitchburg, also lands located in the Northeast Quarter of the Southeast Quarter of Section 12, Township 6 North, Range 8 East, City of Fitchburg, all located in Dane County, Wisconsin.

OWNER'S CERTIFICATE OF DEDICATION

Perterson Properties of Chicago, LLC, a Limited Liability Company duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said corporation caused the land described on this plat to be surveyed, divided, mapped and dedicated as represented on this plat. Perterson Properties of Chicago, LLC, does further certify that this plat is required by s.236.10 and s.236.12 to be submitted to the following for approval or objection:

- 1) Department of Administration
- 2) Common Council, City of Fitchburg
- 3) Dane County Zoning and Natural Resources Committee

IN WITNESS WHEREOF, the said Perterson Properties of Chicago, LLC, has caused these presents to be signed on this 25 day of March, 2008.

Christian D. Peterson, Managing Member

STATE OF WISCONSIN)
Dane County) ss

Personally came before me this 25th day of March, 2008, the above named Christian D. Peterson, Managing Member, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

Joshua Collins
Notary Public, Wisconsin
My commission expires 10/20/2009

OWNER'S CERTIFICATE OF DEDICATION

EZ NESBITTS, LLC, a Limited Liability Company duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said corporation caused the land described on this plat to be surveyed, divided, mapped and dedicated as represented on this plat. EZ NESBITTS, does further certify that this plat is required by s.236.10 and s.236.12 to be submitted to the following for approval or objection:

- 1) Department of Administration
- 2) Common Council, City of Fitchburg
- 3) Dane County Zoning and Natural Resources Committee

IN WITNESS WHEREOF, the said EZ NESBITTS, LLC, has caused these presents to be signed on this 22nd day of FEBRUARY, 2008.

Timothy Naitzel, Authorized Member

STATE OF WISCONSIN)
Dane County) ss

Personally came before me this 22th day of February, 2008, the above named Timothy Naitzel, Authorized Member, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

Shirley A. O'Connor
Notary Public, Wisconsin
My commission expires 4-17-11

OWNER'S CERTIFICATE OF DEDICATION

Ryan Companies US, Inc., a Minnesota Corporation duly organized and existing under and by virtue of the laws of the State of Minnesota, as owner, does hereby certify that said corporation caused the land described on this plat to be surveyed, divided, mapped and dedicated as represented on this plat. Ryan Companies US, Inc., does further certify that this plat is required by s.236.10 and s.236.12 to be submitted to the following for approval or objection:

- 1) Department of Administration
- 2) Common Council, City of Fitchburg
- 3) Dane County Zoning and Natural Resources Committee

IN WITNESS WHEREOF, the said Ryan Companies US, Inc., has caused these presents to be signed on this 7 day of MARCH, 2008.

Timothy M. Gacy, VP, Vice President

STATE OF WISCONSIN)
Dane County) ss

Personally came before me this 7 day of MARCH, 2008, the above named Timothy M. Gacy, VP, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

JUDY A. HERMANSON
Notary Public, Wisconsin
My commission expires 1-31-2010

CONSENT OF MORTGAGEE

Johnson Bank, a banking association duly organized and existing under and by virtue of the laws of the State of Wisconsin, mortgagee of the above described land, does hereby consent to the surveying, dividing, mapping and dedicating of the land described on this plat and does hereby consent to the Owner's Certificate.

IN WITNESS WHEREOF, the said Johnson Bank has caused these presents to be signed by JULIA VOSS, its VICE PRESIDENT, and countersigned by MARK, its VICE PRESIDENT, at Madison, Wisconsin. This 27 day of MARCH, 2008.

Johnson Bank

Julia Voss

State of Wisconsin)
County of Dane) ss

Personally came before me this 27th day of MARCH, 2008, Julia Voss and, of the above named banking association, to me known to be the persons who executed the foregoing instrument, and to me known to be such VICE PRESIDENT and VICE PRESIDENT of said banking association, and acknowledged that they executed the foregoing instrument as such officers as the deed of said banking association, by its authority.

G.A. Dyer
Notary Public, Wisconsin

My Commission expires: 11-2-2008

CONSENT OF MORTGAGEE

McFarland State Bank, a banking association duly organized and existing under and by virtue of the laws of the State of Wisconsin, mortgagee of the above described land, does hereby consent to the surveying, dividing, mapping and dedicating of the land described on this plat and does hereby consent to the Owner's Certificate.

IN WITNESS WHEREOF, the said McFarland State Bank, has caused these presents to be signed by Steve Swanson, its PRESIDENT, and countersigned by James E. Walker, its EXEC. V.P., at Madison, Wisconsin. This 29 day of FEBRUARY, 2008.

McFarland State Bank

Steve Swanson James E. Walker

State of Wisconsin)
County of Dane) ss

Personally came before me this 28th day of FEBRUARY, 2008, Steve Swanson and, of the above named banking association, to me known to be the persons who executed the foregoing instrument, and to me known to be such PRESIDENT and EXEC. V.P. of said banking association, and acknowledged that they executed the foregoing instrument as such officers as the deed of said banking association, by its authority.

Kathy J. Damsky
Notary Public, Wisconsin

My Commission expires: 6-20-10

CONSENT OF MORTGAGEE

M&I Marshall & Isley Bank, a Wisconsin State banking corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, mortgagee of the above described land, does hereby consent to the surveying, dividing, mapping and dedicating of the land described on this plat and does hereby consent to the Owner's Certificate.

IN WITNESS WHEREOF, the said M&I Marshall & Isley Bank, has caused these presents to be signed by KEAT D. CARLSON, its SENIOR VICE PRESIDENT, and countersigned by Mark Middaugh, its VICE PRESIDENT, at Madison, Wisconsin. This 12th day of MARCH, 2008.

M&I Marshall & Isley Bank

Keat D. Carlson Mark Middaugh

STATE OF WISCONSIN)
County of Dane) ss

Personally came before me this 12 day of MARCH, 2008, Keat D. Carlson and, of the above named banking corporation, to me known to be the persons who executed the foregoing instrument, and to me known to be such SENIOR VICE PRESIDENT and VICE PRESIDENT of said banking corporation, and acknowledged that they executed the foregoing instrument as such officers as the deed of said banking corporation, by its authority.

Kathy Dyer
Notary Public, Wisconsin

My Commission expires: 1-31-2010



MARCH 31, 2008

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified FEBRUARY 21ST, 2008

Rene M. Poney
Department of Administration



400 Grand Canyon Drive
Madison, WI 53719
(608) 833-0038
(608) 833-0746 (fax)

MAYO
CORPORATION

DATE: 02/11/08
FILED: 02/11/08
CITY OF FITCHBURG, WISCONSIN
FILED: 02/11/08
CITY OF FITCHBURG, WISCONSIN
FILED: 02/11/08
CITY OF FITCHBURG, WISCONSIN
FILED: 02/11/08
CITY OF FITCHBURG, WISCONSIN

FINAL PLAT OF
ORCHARD POINTE
Wingra Stone Company
City of Fitchburg, Dane County, Wisconsin

PLAT DATE: FEBRUARY 11, 2007 TIME: 2:00 PM
LAYOUT: SHEET 5
DRAWN BY: S. Kellerman, J. Jansky
REVIEWED BY: R. Lawrence
FILE PATH: W:\m-04-02\PLM04-1.dwg

PREPARED FOR:
Wingra Stone Company
PO Box 44284
Madison, WI 53744-0284
Signature Number
Fax

LM-04-02

Sheet 5 of 6

All of Lots 4 through 7, and part of Lots 2 and 3 of Nesbitt Heights, also all of Lots 2 and 4, Certified Survey Map Number 11969, ALSO lands located in all quarters of the Northwest Quarter and in the Northwest Quarter of the Southwest Quarter all in Section 7, Township 6 North, Range 9 East, City of Fitchburg, also lands located in the Northeast Quarter of the Southeast Quarter of Section 12, Township 6 North, Range 8 East, City of Fitchburg, all located in Dane County, Wisconsin.

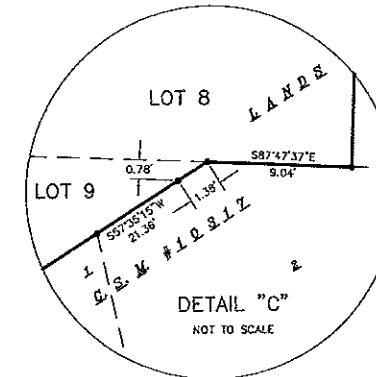
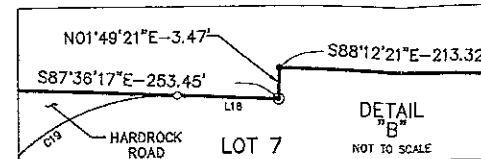
DEDICATED TO
THE PUBLIC
FOR ROADWAY
PURPOSES
12.5 SO.FT.

5.00'

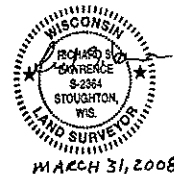
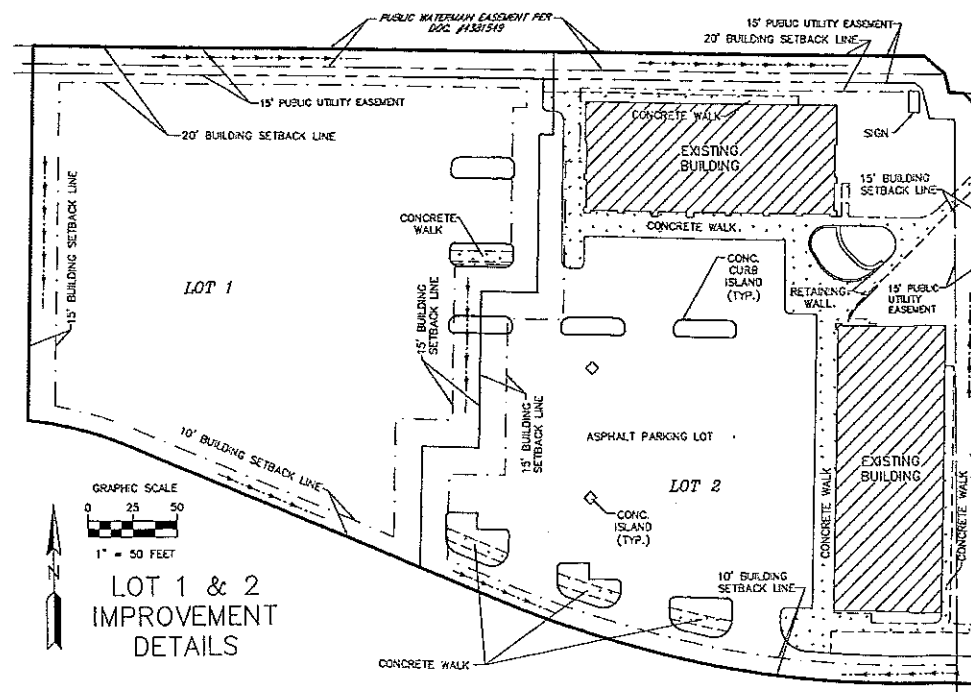
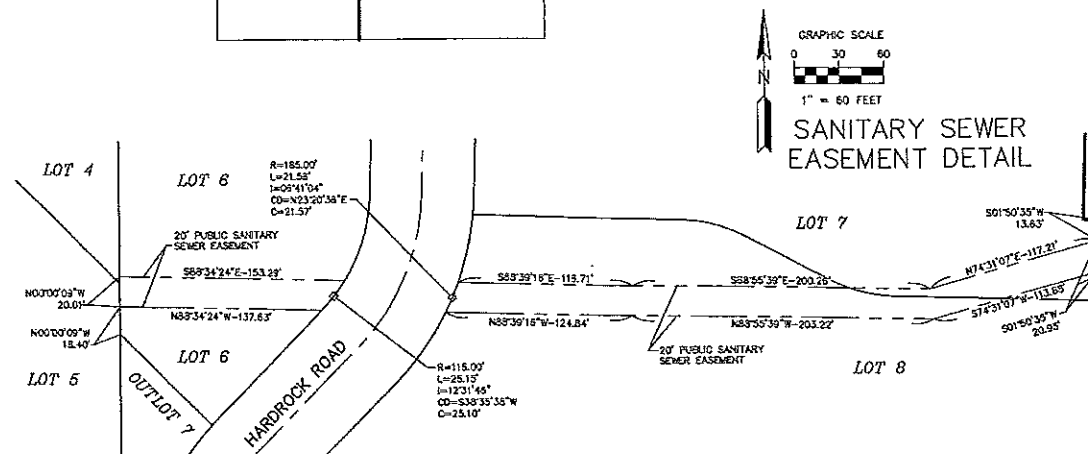
5.00'

DETAIL "A"
NOT TO SCALE

LOT 3



1. DATE OF SURVEYS: 08-30-05 & 10-20-05.
2. DISTANCES ARE GROUND AND MEASURED TO THE NEAREST HUNDREDTH OF A FOOT, UNLESS OTHERWISE SHOWN.
3. FLOOD PLAIN ZONE = ZONE X: AREA DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN. ALL FLOODPLAIN INFORMATION IS REFERENCED TO FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 550610-0413F.
4. THE CITY OF FITCHBURG MAY REQUIRE A PUBLIC ACCESS CONNECTION TO CONNECT SANDSTONE DRIVE WITH FITCHRONA ROAD GOING OVER Lot 12 AT THE TIME OF DEVELOPMENT OF Lot 12. IF SUCH ACCESS IS TO BE REQUIRED, IT MAY BE EITHER: A RECREATION PATH (20' WIDE EASEMENT OR DEDICATION) OR A ROADWAY OR DRIVEWAY (UP TO A MAXIMUM OF A 60' WIDE EASEMENT OR DEDICATION). THE DEVELOPER SHALL PROPOSE AN ALIGNMENT THAT IS REASONABLE IN TERMS OF EFFICIENT AND SAFE VEHICLE AND/OR PEDESTRIAN ACCESS AND CIRCULATION AND WHICH HAS MINIMAL IMPACT ON THE USABILITY OF Lot 12 FOR COMMERCIAL PURPOSES, WHICH THE CITY SHALL NOT UNREASONABLY DENY. THE EASEMENT OR LAND DEDICATION AND ASSOCIATED IMPROVEMENTS SHALL BE PROVIDED AT NO COST TO THE CITY.
5. IN ACCORD WITH THE APPROVED COMPREHENSIVE DEVELOPMENT PLAN APPROVED BY R-31-06, TOTAL TRIP GENERATION (PM PEAK, OR DAILY TOTAL, WHICHEVER IS MORE RESTRICTIVE) FOR EACH RESPECTIVE LAND OWNER AREA SHALL NOT EXCEED THE LEVEL USED IN THE STRAUB AND ASSOCIATES ANALYSIS AND LETTER OF 3/6/05. TRIP EXCHANGE MAY OCCUR BETWEEN OWNERSHIP AREAS.
6. WETLAND BOUNDARY LOCATED ON OUTLOT 5 AS DELINEATED BY NRC THEN SURVEYED BY MAYO CORPORATION ON AUGUST 26, 2005.
7. THE TEMPORARY PUBLIC ACCESS & UTILITY EASEMENT (PER CSM #11969) AND ROADWAY EASEMENT (PER DOCUMENT #4249460 & DOCUMENT # 4404777) FOR FITCHRONA ROAD IS RELEASED UPON THE RECORDATION OF THIS PLAT.
8. FINAL GRADE ESTABLISHED BY THE SUBDIVIDER ON UTILITY EASEMENTS SHALL NOT BE ALTERED BY MORE THAN 6 INCHES BY THE SUBDIVIDER, HIS AGENT OR BY SUBSEQUENT OWNERS OF THE LOTS ON WHICH SUCH UTILITY EASEMENTS ARE LOCATED, EXCEPT WITH WRITTEN CONSENT OF THE UTILITY OR UTILITIES INVOLVED.
9. PUBLIC WATER MAIN AND SANITARY SEWER & STORM SEWER EASEMENTS SHALL BE RECORDED PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS FOR BUILDINGS REQUIRING SUCH IMPROVEMENTS.
10. UTILITY EASEMENTS: NO POLES OR BURIED CABLES ARE TO BE PLACED ON ANY LOT LINE OR PROPERTY CORNER.
11. THE DISTURBANCE OF A SURVEY STAKE BY ANYONE IS IN VIOLATION OF SECTION 236.32 OF THE WISCONSIN STATUTES.
12. THIS PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS AND AGREEMENTS BOTH RECORDED AND UNRECORDED.
13. ZONING SETBACKS ARE SHOWN PER THE ZONING CLASSIFICATION IN EFFECT AT THE TIME OF THE RECORDING OF THIS PLAT. ANY CHANGES IN ZONING CLASSIFICATION OR ANY CHANGES IN SETBACKS STANDARDS WOULD APPLY AT THE TIME OF SITE DEVELOPMENT.
14. WHERE BUILDING SETBACK LINES AND EASEMENT ARE RUNNING CONCURRENTLY, THE MORE RESTRICTIVE WILL GOVERN HOW CLOSE THE BUILDING CAN BE PLACED TO THE PROPERTY LINE.
15. LOT 14 IS ZONED AGRICULTURAL TRANSITIONAL AT THE TIME OF APPROVAL OF THIS PLAT AND NO DEVELOPMENT CAN OCCUR ON THIS LOT UNTIL THE LOT IS PROPERLY REZONED.
16. OUTLOT 3 IS SUBJECT TO A DECLARATION OF RESTRICTIVE COVENANTS AND OPEN SPACE EASEMENT RECORDED AS DOCUMENT NO. 4428147
17. OUTLOT 4 IS SUBJECT TO A DECLARATION OF RESTRICTIVE COVENANTS AND OPEN SPACE EASEMENT RECORDED AS DOCUMENT NO. 4428148
18. OUTLOTS 1 THRU 6 ARE RESERVED AS ENVIRONMENTAL CORRIDOR.



MARCH 31, 2008

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified FEBRUARY 21ST, 2008

Rebecca H. Jones
Department of Administration

[illegible]

Attachment B

TABLE 1 Reformatted
Orchard Pointe
Development Parameters

Comparison of Approved Comprehensive Development Plan and Proposed Amendment Four

Proposed Amendment Four -- 13 September 2008 2008

Current Approved CDP (including Amendments 1, 2, and 3)

The changes have been circled

Original CDP Reference	Final Plat CSM Lot	Building Site	Area (acres)	Zoning	ITE Code (Note 1)	Use Approved and/or Existing Subject to CUP & for Site Plan Approval	FAR Range	Req'd Open-space on-site	Projected Gross Floor Area (GFA)	Drive thru Lanes	Parking Rate/1000 GFA	Parking Spaces	Projection Unit	Avg Daily Traffic Rate per 1000 GFA, Lanes or Units	Projected Traffic (ADT)	PM Peak Rate/1000 GFA, Lanes or Units	PM Peak Trips (raw trips)	PM Peak Trip Projection (Note 2)	Strand Difference versus Strand Projection
Development Area																			
100			20.32			Commercial	0.25 - 0.28	20%	203,180			978	Lanes	411.17	1,645	51.08	204	1942	(52)
	CSM 11969-1		1.50	B-G	912	Bank w/ 4 drive-thru lanes			5,000	4	4.5	24	Lanes	411.17	1,645	51.08	204		
	OP-1		1.51	B-G	932	High-turn restaurant			5,000		15.0	84	1000 GFA	127.15	712	10.92	61		
	OP-2	1 & 2	2.11	B-CUP	814	Specialty Retail Center (small shops & restaurant uses)			18,000		4.5 *	81	1000 GFA	44.32	798	2.71	49		
	CSM 11969-3		15.20	B-CUP	813	Large Scale Discount Store w/ Grocery			174,580		4.5	786	1000 GFA	49.21	8,890	3.87	678		
200			11.39			Commercial	0.15 - 0.25	35%	33,880			451	Lanes	411.17	1,645	51.08	204	1942	(13)
	OP-3		2.03	B-G	932	High-turn restaurant			8,000		15.0	89	1000 GFA	127.15	703	10.92	66		
	OP-4		1.24	B-G	912	Credit Union w/ 4 drive-thru lanes			7,180	4	3.3	24	Lanes	411.17	1,645	51.08	204		
	OP-5	TBD	8.12	B-H	870	Med/Format Retail Store (Note 3)			20,000		4.0	89	1000 GFA	45.04	901	3.83	77		
		TBD		B-H	870	Med/Format Retail Store (Note 3)			20,000		4.0	89	1000 GFA	45.04	901	3.83	77		
		TBD		B-H	870	Med/Format Retail Store (Note 3)			25,000		4.0	100	1000 GFA	45.04	1,126	3.83	96		
		TBD		B-H	814	Specialty Retail (small shops)			13,500		4.0	54	1000 GFA	45.04	608	3.83	52		
		TBD			710	Second Floor General Office (Note 4)			7,000		3.3	23	1000 GFA	11.01	77	1.49	10		
300			11.95			Commercial	0.25 - 0.28	20%	88,000			393	Lanes	411.17	1,645	51.08	204	1942	(10)
	OP-12	TBD	11.95	B-H	862	Home Improvement Store			80,000		4.5	360	1000 GFA	29.80	2,384	2.45	196		
				B-H	814	Specialty Retail Center (small shops)			8,000		3.3	20	1000 GFA	44.32	355	2.71	22		
400			3.78			Mixed Use Commercial/Office/Residential	0.25 - 0.30	20%	27,400			151	Lanes	411.17	1,645	51.08	204	1942	(131)
	OP-10	TBD	3.78	B-G	814	Specialty Retail Center (small shops)			8,200		3.3	20	1000 GFA	44.32	276	2.71	17		
				B-G	710	General Office			19,000		3.3	53	1000 GFA	11.01	170	1.49	24		
				B-G	931	Quality Restaurant			5,200		16.0	78	1000 GFA	89.95	468	7.49	39		
				B-G	220	26 Upper Story Dwelling Units			26		=	=	Units	8.72	179	0.62	18		
500 Parcel eliminated to accommodate Fibrona Road re-alignment																			
600			2.13			Commercial	0.05 - 0.06	20%	3,800			13	Lanes	411.17	1,645	51.08	204	1942	(195)
	OP-13	1	2.13	B-H	851	Convenience Market (No Fuel)			3,800		3.3	13	1000 GFA	737.99	2,604	52.41	189		
700			3.74			Mixed Use Commercial/Warehousing	0.25 - 0.45	20%	30,000			60	Lanes	411.17	1,645	51.08	204	1942	(237)
	OP-11	TBD	3.74	B-H	814	Specialty Retail Center (small shops)			8,000		3.3	20	1000 GFA	44.32	268	2.71	18		
				B-H	710	General Office			10,000		3.3	33	1000 GFA	11.01	110	1.49	15		
				B-H	150	Warehousing			14,000		0.5	7	1000 GFA	4.86	69	0.47	7		
800,900			12.68			Commercial	0.25 - 0.28	35%	138,425			659	Lanes	411.17	1,645	51.08	204	1942	(1125)
	OP-7	1	2.60	B-G	934	Coffee Shop w/ drive-thru			1,750		10.0	18	1000 GFA	496.12	868	34.64	61		
		1		B-G	932	High-turn Restaurant			6,500		15.0	98	1000 GFA	127.15	828	10.92	71		
		1		B-G	814	Specialty Retail Center (small shops)			7,425		3.3	25	1000 GFA	44.32	329	2.71	20		
		2		B-G	932	High-turn Restaurant			4,500		15.0	88	1000 GFA	127.15	572	10.92	49		
		2		B-G	814	Specialty Retail Center (small shops)			7,200		3.3	24	1000 GFA	44.32	318	2.71	20		
	OP-8	1	8.32	B-H	870	Med/Format Retail Store (Note 3)			42,500		4.0	170	1000 GFA	45.04	1,814	3.83	183		
		2		B-H	492	Health/fitness Club - 2 story			45,000		4.0	180	1000 GFA	32.93	1,482	4.08	183		
	OP-6	1.54		B-G	814	Specialty Retail Center (small shops)			13,650		3.3	45	1000 GFA	44.32	601	2.71	37		
				B-G	710	Second Floor General Office			10,000		3.3	33	1000 GFA	11.01	110	1.49	15		
1000			5.20			Mixed Use Commercial/Warehousing	0.25 - 0.28	35%	51,000			84	Lanes	411.17	1,645	51.08	204	1942	(9)
	Nesbitt Hts 8,9		5.20	B-H	814	Specialty Retail Center (small shops)			8,000		3.3	20	1000 GFA	44.32	266	2.71	16		
				B-H	710	General Office			15,000		3.3	50	1000 GFA	11.01	165	1.49	22		
				B-H	150	Warehousing			30,000		0.5	15	1000 GFA		0.47	14			
1100			6.30			Commercial	0.20 - 0.25	35%	40,000			191	Lanes	411.17	1,645	51.08	204	1942	(102)
	CSM 10317-1		5.30	B-H	814	Specialty Retail Center (small shops)			30,000		3.3	99	1000 GFA	44.32	1,330	2.71	81		
				B-H	710	General Office			5,000		3.3	17	1000 GFA	11.01	55	1.49	7		
				B-H	932	High-turn Restaurant			5,000		15.0	75	1000 GFA	127.15	838	10.92	55		
1200			4.11			Mixed Use Commercial/Office/Residential	0.20 - 0.25	35%	24,000			73	Lanes	411.17	1,645	51.08	204	1942	(74)
	OP-14	TBD	4.11	B-G	814	Specialty Retail (small shops)			24,000		3.3	78	1000 GFA	44.32	1,064	2.71	65		
				B-G	710	General Office					0	0	1000 GFA	11.01	0	1.49	0		
				B-G	220	14 Dwelling Units (2.5 acres)				14	=	=	Unit	6.72	84	0.62	9		
2000			2.58			Commercial	0.20 - 0.25	35%	9,000			30	Lanes	411.17	1,645	51.08	204	1942	(24)
	OP-8		2.58	B-G	814	Specialty Retail (small shops)			9,000		3.3	30	1000 GFA	44.32	389	2.71	24		
Open Space Parcels																			
			7.73			Environmental Corridor													
Wingra	OP OL 3		3.20	P-R		Private Open Space													
Wingra	OP OL 4		4.28	P-R		Private Open Space													
Neitzel	OP OL 7		0.25			Private Open Space													
Environmental Corridor																			
	OP OL 1		1.52	P-R		Public Parkland													
	OP OL 2		1.17	P-R		Public Parkland													
	OP OL 6		0.13	P-R		Public Parkland													
Environmental Corridor																			
	OP OL 6		3.82	P-R		Stormwater Management													
Public Street Rights of Way																			
			12.19			Total													
			0.28			McKee Road													
			8.64			Fibrona Road													
			0.43			Nesbitt Road													
			1.13			Limestone Lane													
			1.88			Hardrock Road													

Original CDP Reference														Projected Traffic (1)						Strand	
Prelim Plat Lot	Building Site	Area (acres)	Zoning	ITE Code (Note 1)	Use Approved and/or Existing Subject to CUP & for Site Plan Approval	FAR Range	Req'd Open-space On-site	Projected Gross Floor Area (GFA)	Drive thru Lanes	Parking Rate/1000 GFA	Maximum Parking Spaces	Projection Unit	Avg Daily Traffic Rate per 1000 GFA, Lanes or Units	Average Weekday Traffic (ADT)	PM Peak Rate/1000 GFA, Lanes or Units	PM Peak Trips (raw trips)	PM Peak Trip Projection (Note 2)	Net Difference versus Strand Projection			
Changes Proposed																					
CSM 11969-1	1.50	B-G	912	Credit Union w/ 4 drive-thru lanes	6,500	4	4.5	25	1000 GFA	411.17	1,645	51.08	204								
OP-1	1.21	B-G	932	High-turn Restaurant	8,000	15.0	3.3	24	1000 GFA	411.17	1,645	51.08	204								
OP-2	1.11	B-G	912	Specialty Retail Center (small shops & restaurant uses)	18,000	4.5	3.6	360	1000 GFA	29.80	2,334	2.45	196								
CSM 11969-3	15.20	B-H	814	Large Scale Discount Store w/ Grocery	174,550	4.2	3.6	360	1000 GFA	29.80	2,334	2.45	196								
Parcel eliminated to accommodate Fibrona Road re-alignment																					
OP-3	2.03	B-G	932	High-turn Restaurant	8,000	15.0	3.3	24	1000 GFA	411.17	1,645	51.08	204								
OP-4	1.24	B-G	912	Credit Union w/ 4 drive-thru lanes	6,500	4	4.5	25	1000 GFA	411.17	1,645	51.08	204								
OP-5	1.80	B-H	870	Med-Format Retail Store (Node 3)	20,000	4.0	3.6	360	1000 GFA	29.80	2,334	2.45	196								
TBD	B-H	870	Med-Format Retail Store (Node 3)	20,000	4.0	3.6	360	1000 GFA	29.80	2,334	2.45	196									
TBD	B-H	870	Med-Format Retail Store (Node 3)	20,000	4.0	3.6	360	1000 GFA	29.80	2,334	2.45	196									
TBD	B-H	814	Specialty Retail (small shops)	19,500	4.0	3.6	360	1000 GFA	29.80	2,334	2.45	196									
TBD	B-H	710	Second Floor General Office (Node 3)	7,000	3.3	23	1000 GFA	11.01	110	1.49	14										
Parcel eliminated to accommodate Fibrona Road re-alignment																					
OP-12	11.95	B-H	862	Home Improvement Store	80,000	4.5	3.6	360	1000 GFA	29.80	2,334	2.45	196								
	B-H	814	Specialty Retail Center (small shops)	8,000	3.3	25	1000 GFA	44.32	266	2.71	22										
Parcel eliminated to accommodate Fibrona Road re-alignment																					
OP-10	3.78	B-G	814	Specialty Retail Center (small shops)	8,200	3.3	25	1000 GFA	44.32	266	2.71	17									
	B-G	710	General Office	18,000	3.3	33	1000 GFA	11.01	110	1.49	20										
	B-G	831	Quality Restaurant	2,400	1.0	78	1000 GFA	60.89	488	7.45	34										
	B-G	220	26 Duplex Units	25	1.0	78	1000 GFA	60.89	488	7.45	34										
Parcel eliminated to accommodate Fibrona Road re-alignment																					
OP-15	2.13	B-H	851	Convenience Market (No Fuel)	3,800	3.3	13	1000 GFA	737.99	2,604	52.41	199									
Parcel eliminated to accommodate Fibrona Road re-alignment																					
OP-11	3.74	B-H	814	Specialty Retail Center (small shops)	6,000	3.3	20	1000 GFA	44.32	266	2.71	18									
	B-H	710	General Office	10,000	3.3	33	1000 GFA	11.01	110	1.49	15										
	B-H	150	Warehouse	14,000	0.5	7	1000 GFA	4.93	39	0.17	2										
Parcel eliminated to accommodate Fibrona Road re-alignment																					
OP-7	2.60	B-G	934	Coffee Shop w/ drive-thru	1,750	10.0	18	1000 GFA	496.12	868	34.64	61									
	B-G	932	High-turn Restaurant	8,500	15.0	3.3	24	1000 GFA	411.17	1,645	51.08	204									
	B-G	914	Specialty Retail Center (small shops)	7,425	3.3	25	1000 GFA	44.32	272	2.71	25										
	B-G	932	High-turn Restaurant	4,300	10.0	18	1000 GFA	496.12	868	34.64	61										
	B-G	814	Specialty Retail Center (small shops)	7,200	3.3	21	1000 GFA	44.32	272	2.71	25										
OP-8	4.32	B-H	870	Med-Format Retail Store (Node 3)	42,500	4.0	3.6	360	1000 GFA	29.80	2,334	2.45	196								
	B-H	892	Neighborhood Club - 2 story	13,500	4.0	190	1000 GFA	92.87	1,432	6.06	183										
OP-6	1.84	B-G	916	Specialty Retail Center (small shops)	15,500	3.3	25	1000 GFA	44.32	266	2.71	37									
	B-G	710	Second Floor General Office	10,000	3.3	33	1000 GFA	11.01	110	1.49	15										
Parcel eliminated to accommodate Fibrona Road re-alignment																					
Nesbitt Hts 8,9	5.20	B-H	814	Specialty Retail Center (small shops)	8,000	3.3	20	1000 GFA	44.32	266	2.71	16									
	B-H	710	General Office	18,000	3.3	33	1000 GFA	11.01	110	1.49	22										
	B-H	150	Warehouse	14,000	0.5	15	1000 GFA	4.93	39	0.17	11										
Parcel eliminated to accommodate Fibrona Road re-alignment																					
CSM 10317-1	5.30	B-H	814	Specialty Retail Center (small shops)	30,000	3.3	99	1000 GFA	44.32	1,330	2.71	81									
	B-H	710	General Office	5,000	3.3	17	1000 GFA	11.01	110	1.49	7										
	B-H	932	High-turn Restaurant	5,000	15.0	25	1000 GFA	127.15	939	10.82	55										
Parcel eliminated to accommodate Fibrona Road re-alignment																					
OP-14	4.11	B-G	814	Specialty Retail (small shops)	24,000	3.3	78	1000 GFA	44.32	1,064	2.71	65									
	B-G	710	General Office	14	3.3	0	1000 GFA	11.01	0	1.49	0										
	B-G	220	26 Duplex Units (2.5 acres)	14	1.0	78	1000 GFA	60.89	488	7.45	34										
Parcel eliminated to accommodate Fibrona Road re-alignment																					
OP-9	2.58	B-G	814	Specialty Retail (small shops)	9,000	3.3	30	1000 GFA	44.32	399	2.71	24									
Parcel eliminated to accommodate Fibrona Road re-alignment																					
Open Space Parcels																					
Wingra	OP OL 3	2.73	Environmental Corridor																		
Wingra	OP OL 4	3.20	Private Open Space																		
Netzel	OP OL 4	4.28	Private Open Space																		
	OP OL 7	0.25	Private Open Space																		
Parcel eliminated to accommodate Fibrona Road re-alignment																					
Open Space Parcels																					
	OP OL 1	2.82	Environmental Corridor																		
	OP OL 2	1.52	Public Parkland																		
	OP OL 2	1.17	Public Parkland																		
	OP OL 6	0.13	Public Parkland																		
Parcel eliminated to accommodate Fibrona Road re-alignment																					
Open Space Parcels																					
	OP OL 5	3.82	Environmental Corridor																		
	OP OL 5	3.82	Stormwater Management																		
Public Street Rights of Way																					
	Total:																				
	0.28	McKee Road																			
	8.64	Madrona Road																			
	0.49	Nesbitt Road																			
	1.19	Limestone Lane																			
	1.86	Hardrock Road																			

Summary GDP	Acres	Total Projected Gross Floor Area	Total Projected Average Daily Traffic (Raw Trips)	Total Projected PM Peak Trips (Raw Trips)	2008 Strand Projection	Net Difference
Commercial Area	97.54	713,455 SF	35,876	3,033	3,379	(346)
Street Rights of Way	12.19					
Total	109.73					

Notes:
(1) Trip Generation 7th Edition, Institute of Traffic Engineers
(2) From Strand Associates TIA and March 6, 2008 correspondence
(3) Projected trips from the former parcel 600 were added to parcel 300
(4) In Amendment One, "Apparel Store" classification has been used to project traffic for Medium Format Retail Store when use is unknown.
(5) Resolution R-34-07 Specified 7,000 SF of Second Floor Office Space
* Site Plan approval added additional spaces for anticipated restaurant uses in Sp. Retail Center Buildings

Use Mix	#	GFA	%
Large Format Retail	2	254,550	35.7%
Med. Format Retail	5	152,500	21.4%
Specialty Retail & Restaurant	170,425	23.9%	
Stand-alone Restaurant	3	16,800	2.4%
General Office	63,000	8.8%	
Banks/Credit Union	2	12,680	1.7%
Warehousing	44,000	6.2%	
Dwelling Units	43		
Gross Floor Area		713,455	

Summary GDP Amendment 2	Acres	Total Projected Gross Floor Area	Total Projected Average Daily Traffic (Raw Trips)	Total Projected PM Peak Trips (Raw Trips)	2008 Strand Projection	Net Difference
Commercial Area	97.54	713,955 SF	35,876	3,033	3,379	(346)
Street Rights of Way	12.19					
Total	109.73					

Use Mix	#	GFA	%
Large Format Retail	2	254,550	35.7%
Med. Format Retail	5	152,500	21.4%
Specialty Retail & Restaurant	170,425	23.9%	
Stand-alone Restaurant	3	16,800	2.4%
Health Club	45,000	6.3%	
General Office	63,000	8.8%	
Banks/Credit Union	2	12,680	1.7%
Warehousing	44,000	6.2%	
Dwelling Units	43		
Gross Floor Area		713,955	

Attachment C

Added Parcels South of Area Analyzed in Original TIA												
	Land Use	20.7	Size	ITE Code	Total PM Trips		Land Use	Size	ITE Code	Unit	Total PM Trips	
400	Commercial-Mixed Use	3.7										
	General Office		30,000	710	45							
	Specialty Retail		12,000	814	33							
	Quality Restaurant		6,000	931	45							
	Fast Food with Drive Through		3,000	934	104							
500	General Office	3.6										
	General Office		56,000	710	83							
600	Commercial	1.8										
	Gas/Service w/ Convenience		4,000	945	385							
700	Commercial Mixed Use	7.1										
	Specialty Retail		6,000	814	16							
	General Office		30,000	710	45							
	Warehousing		30,000	150	14							
1000	Commercial Mixed Use	5.2				Already Occurring Trips	5.2					
	Specialty Retail		6,000	814	16	Warehouse	44,000	150	0.47		44	
	General Office		15,000	710	22							
	Warehousing		15,000	150	7							
1100	Commercial Mixed Use	5.3				Already Occurring Trips	5.3					
	High-Turnover Restaurant		-	932	0	High-Turnover Restaurant	5,000	932	10.92		16	
	General Office		-	710	0	Specialty Retail	24,000	814	2.71		27	
	Specialty Retail		15,000	814	41	Warehouse	8,000	150	0.47		8	
1200	Omitted	4.6										
2000	Open Space	5.0										
2004	Open Space	1.7										
					856							95

